

27-16

BK 6665 PG 140

WARRANTY DEED

030578

NO TRANSFER

TAX PAID

KNOW ALL MEN BY THESE PRESENTS, that **Stephen A. Massey**, of Winslow, County of Kennebec and State of Maine, **Sandra A. Massey Walters**, of Jupiter, Florida, and **Scott A. Massey**, of Waterville, County of Kennebec and State of Maine and in consideration of one dollar and other valuable consideration paid by **John S. Massey and Bernadette C. Massey**, husband and wife, as joint tenants and not as tenants in common, of Waterville, County of Kennebec and State of Maine the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said John S. Massey and Bernadette C. Massey, their heirs and assigns forever, a certain lot or parcel of land located in the City of Waterville, County of Kennebec and State of Maine bounded and described as follows:

A certain lot or parcel of land on the east side of the Sidney Road, so-called, in the City of Waterville and being Lot #9 on Plan of Portion of field of Robert M. Jackson dated January 14, 1953 and made by Harry E. Green, which plan is recorded in Plan Book 17, Page 140 of the Kennebec County Registry of Deeds, to which plan reference is hereby made. This property is conveyed subject to two (2) existing easements and rights-of-way in favor of the Kennebec Water District and Waterville Sewerage District as shown upon said plan. In addition the grantee hereby agrees to pay a one-ninth (1/9) share of the annual revenue which has been guaranteed to the Kennebec Water District for water service to this lot in accordance with terms of the agreement between the Kennebec Water District and Robert M. Jackson. This conveyance is made upon express restrictions and conditions as follows:

1. No building or part thereof shall be erected or allowed to stand upon said lot within twenty-five (25) feet of the Sidney Road, nor within ten (10) feet of the said boundaries.
2. No building shall be erected costing less than Seven Thousand (\$7,000.00) Dollars.
3. No house shall be used or adapted for more than two families.
4. No animals shall be kept upon the premises other than domestic pets.
5. This lot is restricted to building for residential purposes and is entitled to the benefits of the Waterville Zoning Ordinance.

MEANING AND INTENDING to convey the same premises as conveyed to Stephen A. Massey, Sandra A. Massey Walters and Scott A. Massey from John S. Massey and Bernadette C. Massey by Warranty Deed dated May 31, 2000 and recorded in the Kennebec County Registry of Deeds in Book 6216, Page 220.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said John S. Massey and Bernadette C. Massey, their heirs and assigns, to them and their use and behoof forever.

AND we do covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances; that we have good right to sell and convey to the said Grantees to hold as aforesaid; and that we and our

Skowhegan Paw Back
(2)


27-16

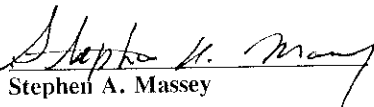
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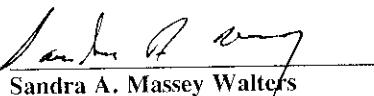
heirs, shall and will warrant and defend the same to the said John S. Massey and Bernadette C. Massey, their heirs and assigns forever, against the lawful claims and demands of all persons.

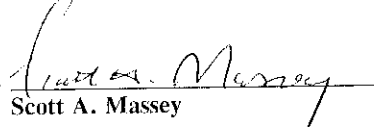
IN WITNESS WHEREOF, we, the said **Stephen A. Massey, Sandra A. Massey Walters and Scott A. Massey** have hereunto set our hands and seals this 30th day of September, 2001.

Signed, Sealed and Delivered
in presence of




Stephen A. Massey


Sandra A. Massey Walters

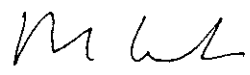

Scott A. Massey

STATE OF MAINE
Kennebec, ss.

September 30, 2001

Personally appeared the above named **Stephen A. Massey** and acknowledged the foregoing instrument to be his free act and deed.

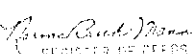
Before me,


~~Notary Public~~ Attorney at Law

MARK J. NALE
Maine Attorney At Law

Printed Name

RECEIVED KENNEBEC SS.
2001 OCT 19 AM 9:00

WITNESSES:  REGISTER OF DEEDS